

Tim Martin
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12 Strangford Road
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Offers Around
£375,000

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SUMMARY

A unique and simply stunning, modern family residence set in delightful landscaped gardens overlooking the surrounding area towards the cricket grounds, Mound of Down and Down Cathedral.

The property is impeccably presented with the spacious open plan kitchen / living / dining, which is flooded with natural light, creating the heart of the home. Double sliding patio doors open out to the elevated terrace and gardens providing an alfresco extension to the residence; ideal for summer entertaining.

Four double bedrooms including the master suite with dressing room and en suite, office, luxury bathrooms / shower rooms and laundry room complete the generous and adaptable accommodation, ideal for an ever changing family.

The property is fitted with gas fired heating (with under floor heating throughout) and double glazing.

The mature, landscaped gardens surround the property and provide a colourful backdrop, as well as lots of space to enjoy the outdoors.

Situated at the end of a cul-de-sac the property enjoys good privacy and easy access to schools, shops Strangford, Killyleagh and the Belfast Road for those commuting to the city.

This superb home leaves you with nothing else to do, only unpack and enjoy!

FEATURES

- Exceptional Contemporary Designed Home Impeccably Presented Throughout
- Open Plan Kitchen / Living / Dining with Multi Fuel Stove
- 4 Double Bedrooms (Two with En Suite including Principal Suite)
- Separate Principal Bathroom
- Gas Fired Heating and Double Glazing
- Integrated Beam Vacuum System Throughout
- Security Alarm
- Delightful Landscaped Gardens with Mature Trees and Superb Views
- 14 Solar Panels for Electricity and Hot Water
- Hardwired CAT6 for Internet Throughout

Reception Hall

Porcelain flagged floor; two uplighters; feature atrium; through to bedrooms.

Master Suite

17'0 x 15'7 maximum measurements (5.18m x 4.75m maximum measurements)

Telephone, USB and TV aerial connection points; Beam vacuum point.

Dressing Room

8'4 x 7'5 (2.54m x 2.26m)

Fitted with extensive clothes rails, storage shelves and 2 nests of 4 drawers; full length mirror.

Shower Room

8'5 x 7'9 (2.57m x 2.36m)

Contemporary white suite comprising quadrant shower cubicle with mermaid clad walls; Aqualisa thermostatically controlled shower; glass sliding shower doors and side panels; close coupled wc; vanity unit with fitted wash hand basin and chrome mono mixer tap; drawer under illuminated mirror with shaver socket over; external fan; porcelain flagged floor; chrome heated towel radiator; floor mounted bathroom cabinet; LED spotlights.

Office

19'8 x 10'4 (5.99m x 3.15m)

Porcelain flagged floor; LED spotlights; 2 twin telephone connection points; TV aerial connection points; walk in store; partially shelved.

Bedroom 2

10'4 x 3'4 (3.15m x 1.02m)

Porcelain flagged floor; glazed door to garden; TV aerial connection point; walk in wardrobe / store (10'4 x 3'6); underfloor heating manifold.

Family Room / Bedroom 3

11'9 x 10'8 (3.58m x 3.25m)

LED spotlighting

Principal Bathroom

15'0 x 9'4 (4.57m x 2.84m)

Contemporary white suite comprising free standing panel bath with centrally located chrome mixer taps; pull out telephone shower attachment; quadrant shower cubicle with mermaid clad walls; Bristan multi head thermostatically controlled shower glass sliding shower doors and side panels; floating vanity unit; fitted wash hand basin with chrome mono mixer taps; drawer under; matching mirror with display shelves and electrical shaver socket over; close coupled wc; extractor fan; LED spot lighting; porcelain flagged floor.

Oak Open Tread Staircase to First Floor

Gallied Landing

Daikin convector radiator; porcelain flagged floor; study area; 2 Velux ceiling windows; 2 wall lights; Beam vacuum point; access to roofspace 1 via Slingsby type ladder.

Cloakroom

6'9 x 3'10 (2.06m x 1.17m)

Contemporary white suite comprising hardwood vanity unit with fitted ceramic bowl and chrome mono mixer tap; shelf under close coupled wc; tiled splashback; porcelain flagged floor; LED spotlight and circular light shaft.

Bedroom 4

14'3 x 11'3 (4.34m x 3.43m)

TV aerial connection point.

Ensuite Shower Room

9'4 x 3'10 (2.84m x 1.17m)

Contemporary white suite comprising rectangular shower with mermaid clad walls; Aqualisa thermostatically controlled shower; glass sliding door and side panel; vanity unit; fitted wash hand basin with chrome mixer taps; cupboards under mirror framed bathroom cabinet over; close coupled wc; LED spotlighting; extractor fan; chrome heated towel radiator.

Hotpress

Pressured hot water cylinder; light point.

Lounge / Dining

26'4 x 21'7 maximum measurements (8.03m x 6.58m maximum measurements)

Freestanding oval enclosed multi fuel stove; TV aerial and network connection points; porcelain flagged floor; LED spot lighting; glazed double sliding doors to gardens; 5 amp lamp sockets.

Kitchen

16'11 x 13'6 maximum measurements (5.16m x 4.11m maximum measurements)

Recessed stainless steel sink with brushed steel mixer taps in polished granite surround; extensive range of laminate eye to floor level cupboards and drawers polished granite worktops; integrated Neff double electric oven and microwave over; 5 ring gas hob with glass and stainless steel extractor unit over; separate integrated Neff oven with grill over; integrated Neff dishwasher; island unit with fitted cupboards and drawers and breakfast bar; porcelain flagged floor; housing for American fridge; Suring vacuum point; vaulted ceiling; ½ stable doors to gardens and additional parking.

Laundry Room

11'4 x 6'9 (3.45m x 2.06m)

Single drainer stainless steel sink unit with chrome mono mixer taps; range of laminate eye and floor level cupboards; formica worktops; space and plumbing for washing machine and tumble dryer; LED spot lighting; extractor fan; Worchester gas fired boiler.

Outside

Bitmac drive to court yard with ample parking to front and rear.

Delightful landscaped gardens surround the residence. To the front, rockeries of ornamental and flowering shrubs, herbaceous plants including Fuchsia, Camellia, Hebe, Acer, ornamental grasses, decorative gravel beds and a fine stand of Silver Birch, Ash, Buddleia etc combine to create colour and interest throughout the year.

The stunning rear garden with flagged patio and glass enclosed terrace overlooks the gardens, surrounding area and cricket grounds. Extensive rockeries planted with an array of herbaceous plants, ornamental shrubs, spring flowering shrubs and trees combines to provide a most delightful extension to the residence, which are enhanced by concealed lighting and a pleasing stainless steel water feature.

Solar Panels

14 solar panels located on the roof providing an income of circa £500 approx per annum.







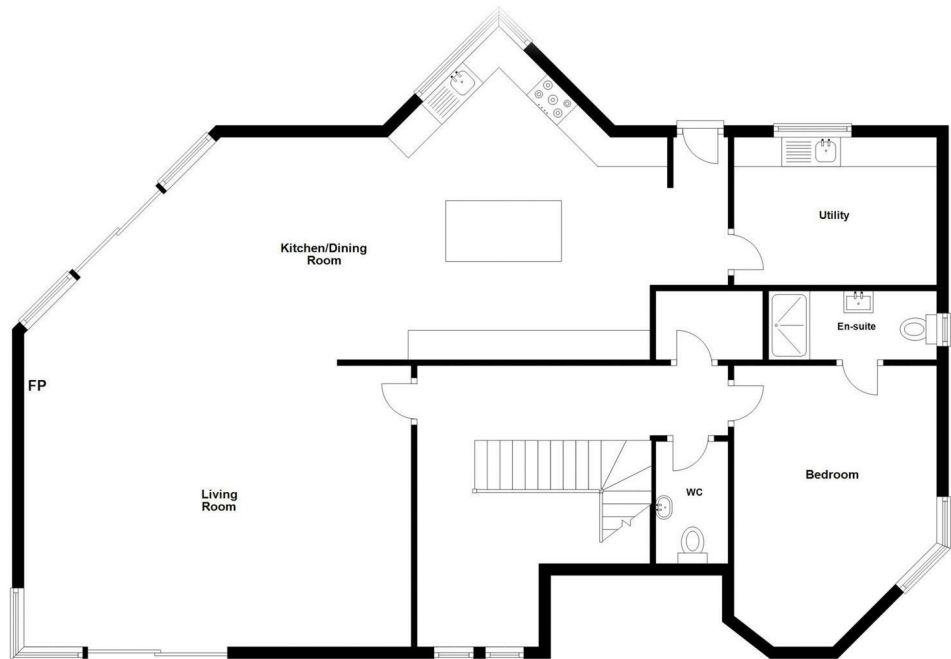
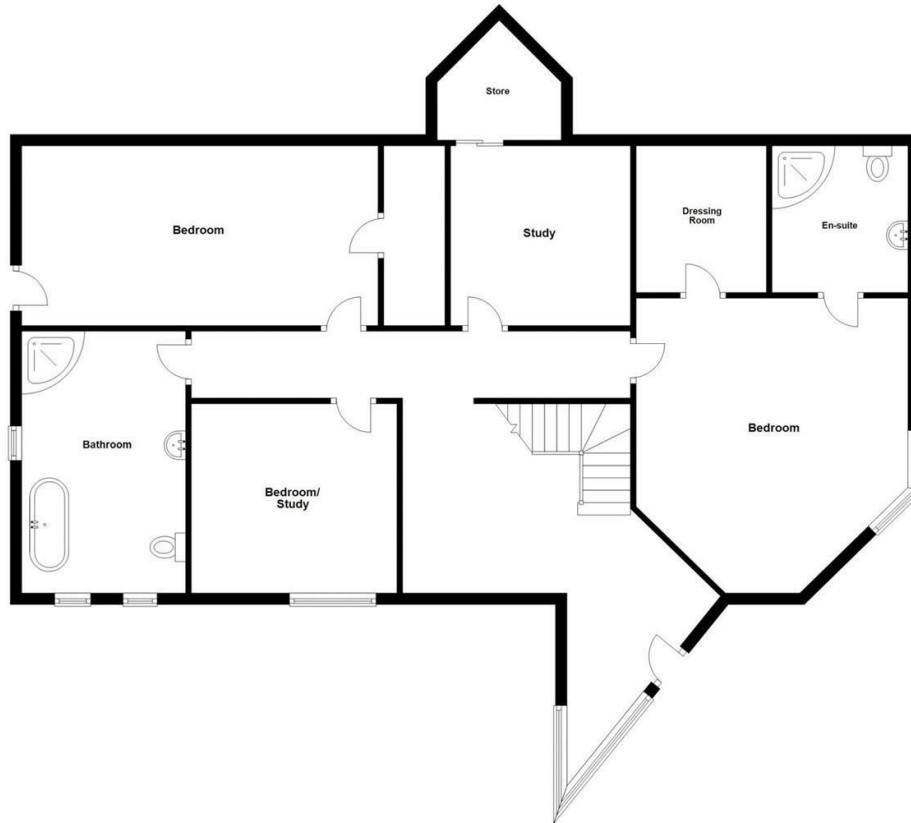








Ground Floor Approx. 128.3 sq. metres (1380.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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